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www.ci.tukwila.wa.us/tukwilavillage.html



Tukwila Village Conceptual Idea

## **OPPORTUNITY**

The City of Tukwila owns six acres covering two corners at the intersection of Tukwila International Boulevard and South 144th Street in Tukwila, Washington. We are searching for a developer to create a mixed-use, neighborhood center designated as Tukwila Village. The nationally-recognized King County Library System is committed to adding a branch library in Tukwila Village, and the City will bring in a neighborhood police resource center.

The Tukwila Village site has one of the most unrecognized values in the Seattle office and residential market. A creative developer can truly capitalize on Tukwila Village through partnerships with nearby property owners, who are poised to sell or redevelop approximately 10 additional acres of now privately-owned land.

## VISION

(as adopted by City Council, September 2007)

"Tukwila Village will be a welcoming place where all residents can gather and connect with each other. This mixed-use development will draw upon Tukwila's strengths and include a library, a neighborhood police resource center, retail, restaurants, public meeting space, and an outdoor plaza. The Village may also include office, live/work, and residential space. This active, vibrant place will set high standards for quality and foster additional neighborhood revitalization and civic pride."

## REGION

The City of Tukwila, which is celebrating its centennial year in 2008, is located south of Seattle. Integral to the regional economy, the city encompasses more than 2,000 businesses and over 42,000 jobs. The Boeing Company employs approximately 8,000 employees within Tukwila. Tukwila is also home to Westfield Southcenter, which is undergoing expansion and will soon become the largest indoor shopping center in Washington State.





The neighborhood around Tukwila Village comprises apartments and single family homes and has a very diverse population of long-time residents and recent immigrants to the U.S. The businesses along Tukwila International Boulevard are primarily neighborhood-related retail and services.

Two major bus routes intersect at Tukwila Village and a new light rail station is under construction, to become operational in 2009. The conveniently-located neighborhood is only 10 minutes to downtown Seattle and 5 minutes to SeaTac Airport. Although the airport is nearby, the neighborhood's location is not under any flight path.

There are many amenities within walking distance of the Tukwila Village site, such as a large grocery store, a drug store, several restaurants, a swimming pool, a high school and performing arts center, a middle school, a city park and the under-construction light rail station.

# **DEMOGRAPHICS**

Radius	1 mile	3 miles	5 miles
Average Household Income	14,158	84,511	230,953
	5,438	33,444	89,738
	\$49,669	\$53,959	\$60,431
	\$41,604	\$44,293	\$47,399

FOSTER HIGH SCHO

Data from Claritas Site Reports for 2007

Images Left to right: Foster High School Tukwila Trading Company



## **PROCESS**

Following receipt and review of developer qualifications, the City will request three developers to submit specific and detailed proposals. The City Council will then select a final developer and approve an exclusive negotiation period. The City is pursuing an aggressive schedule and would like to enter into development agreements by the end of 2008.

All interested developers are encouraged to submit their qualifications to us at this time. The application form, and other pertinent information, can be downloaded at: www.ci.tukwila.wa.us/tukwilavillage.html

Applications must be submitted to the City no later than Monday, March 31, 2008.

# CITY CONTACT

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Images from top to bottom: Foster Library, moving into Tukwila Village Cascade View Community Park Community Cleanup Crew



